



Mount Pleasant, Hertford Heath SG13 7QU

Guide price £849,950



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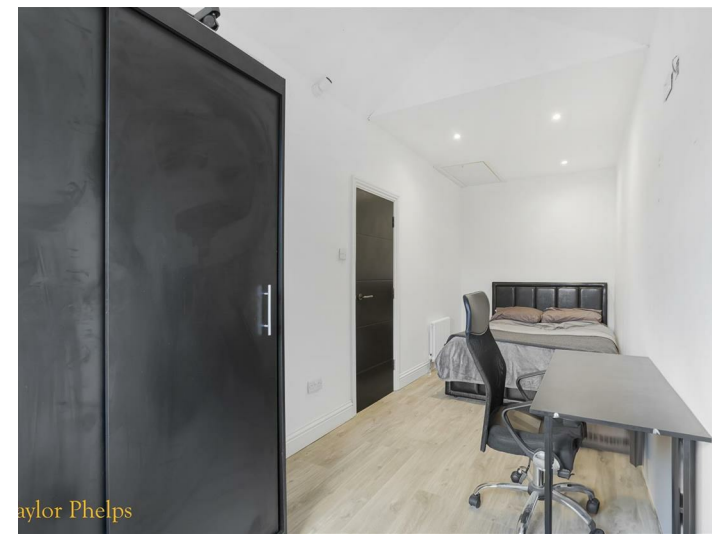
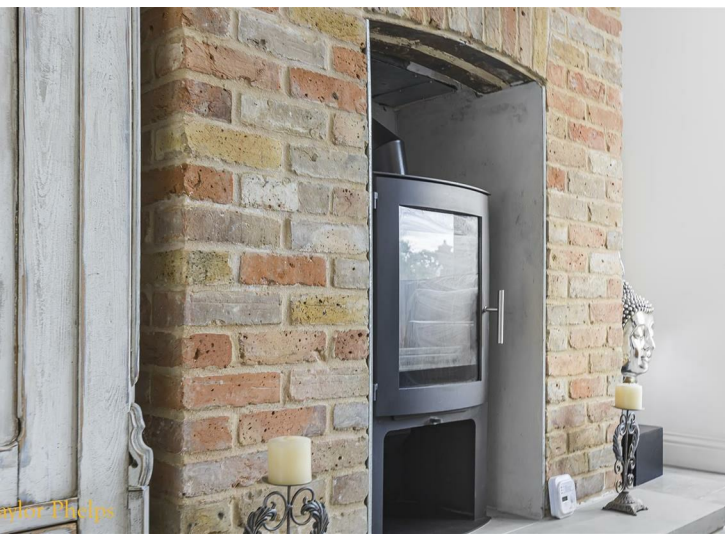
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Taylor Phelps

Estate Agency



*Taylor Phelps are pleased to offer this exceptional detached house positioned within this desirable and highly sought location in Hertford Heath close to the charming village green. This fantastic property boasts stunning open plan spacious family living throughout the ground floor to include a refitted kitchen. The upper floors consists of four bedrooms and three luxury bathrooms. Externally there is a south facing landscaped rear garden with artificial lawn featuring a fantastic studio / home office and a driveway to the front. Viewing highly recommended to fully appreciate.*











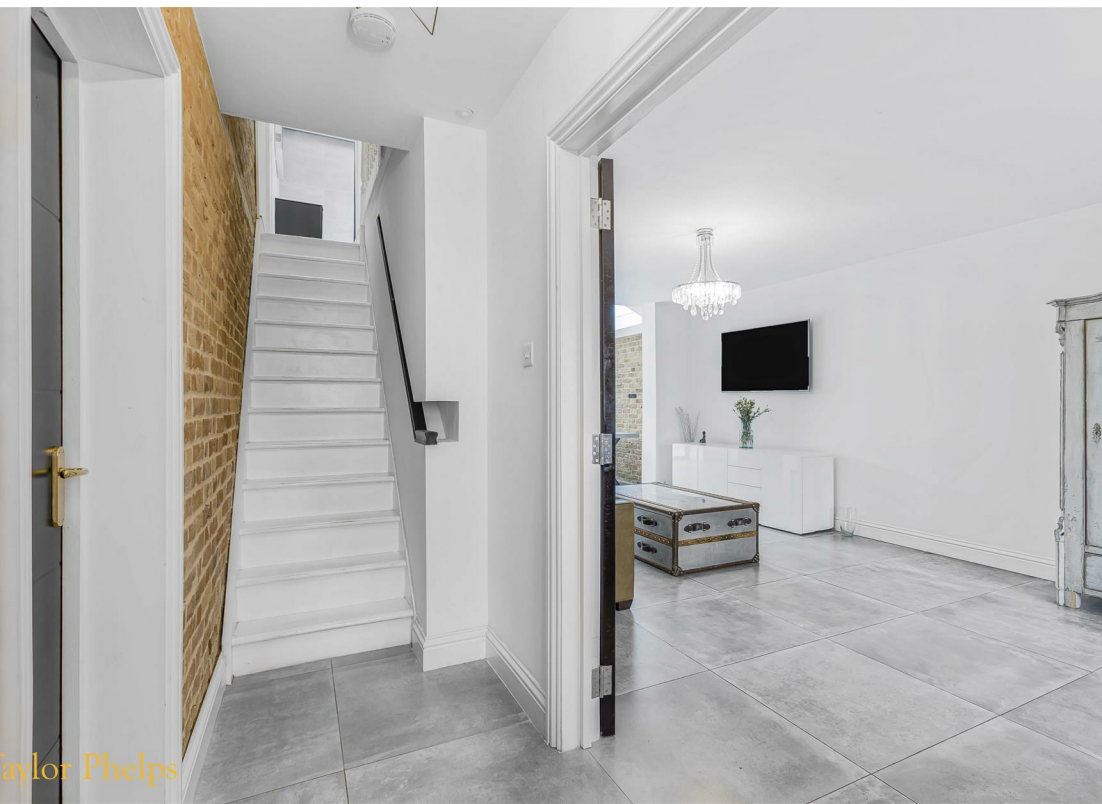




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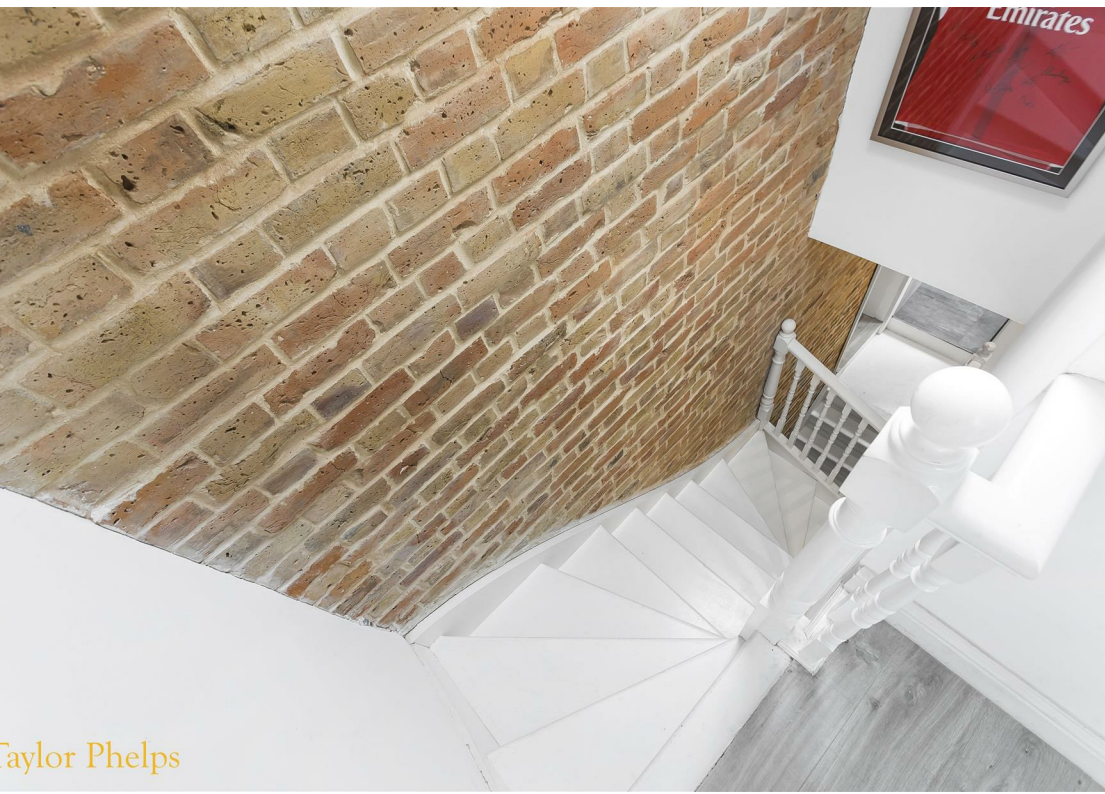




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GROUND FLOOR

STUDIO / HOME OFFICE  
15'4" x 9'6"  
4.67m x 2.90m

KITCHEN/DINER  
23'0" x 19'0"  
7.01m x 5.78m

RECEPTION ROOM  
27'0" x 11'6"  
8.23m x 3.50m

STUDY  
7'0" x 6'4"  
2.13m x 1.92m

UPBOARD

1ST FLOOR

BEDROOM  
19'2" x 7'0"  
5.78m x 2.13m

BATHROOM

LANDING

BEDROOM  
12'7" x 9'4"  
3.84m x 2.84m

ENSUITE

BEDROOM  
15'9" x 12'0"  
4.80m x 3.66m

2ND FLOOR

EAVES STORAGE

BEDROOM  
16'6" x 9'1"  
5.03m x 2.76m

ENSUITE

UPBOARD

EAVES STORAGE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## A map of the Hertford Heath area. A yellow pin marks the location of Hertford Heath Primary School and Nursery. Other locations marked include Maths Tutor Rachel Rugg-Gunn, Hertford Heath Park, and Haileybury Sports Complex. The map shows roads like London Rd and Church Hill, and the Google logo is in the bottom left corner.

### Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)	Yes	No
B (81-91)	No	No
C (69-80)	No	No
D (55-68)	No	No
E (39-54)	No	No
F (21-38)	No	No
G (1-20)	No	Yes

Very energy efficient - lower running costs

Not energy efficient - higher running costs

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
A (12 plus)	Yes	No
B (81-91)	No	No
C (69-80)	No	No
D (55-68)	No	No
E (39-54)	No	No
F (21-38)	No	No
G (1-20)	No	Yes

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales**

EU Directive 2002/91/EC

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

01920 459000  
hello@taylorphelps.co.uk  
5 Frenchs Yard, Amwell End, Ware, Hertfordshire, SG12 9HP

[www.taylorphelps.co.uk](http://www.taylorphelps.co.uk)

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**PRS** Property Redress Scheme

